



Hayton Close | Cramlington | NE23 2FN

Offers In Excess Of £100,000



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1

Mid Terraced House

New Boiler

One Double Bedroom

Gardens Front & Rear

Newly Fitted Kitchen

Freehold

Sought After Location

EPC: D/ Council Tax:A

RMS | Rook
Matthews
Sayer

Entrance

Via UPVC entrance door.

Entrance Hallway

Laminate flooring, storage cupboard.

Lounge 11.39ft x 11.74ft (3.47m x 3.57m)

Double glazed window to front and rear, two single radiators, television point, spotlights, stairs to first floor.

Kitchen 11.70ft x 6.86ft (3.56m x 2.09m)

Double glazed window to front, single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge freezer, plumbed for washing machine, vinyl flooring, new boiler, spotlights, double glazed door to rear.

First Floor Landing

Double glazed window to rear, built in storage cupboard.

Bedroom One 13.30ft x 8.60ft (4.05m x 2.62m)

Double glazed window to front, single radiator, built in cupboard, loft access.

Bathroom 8.65ft x 4.79ft (2.63m x 1.45m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to front, heated towel rail, part tiling to walls, vinyl flooring, cladding to walls, extractor fan.

External

Low maintenance garden to front. Low maintenance garden to rear, patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space & On Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

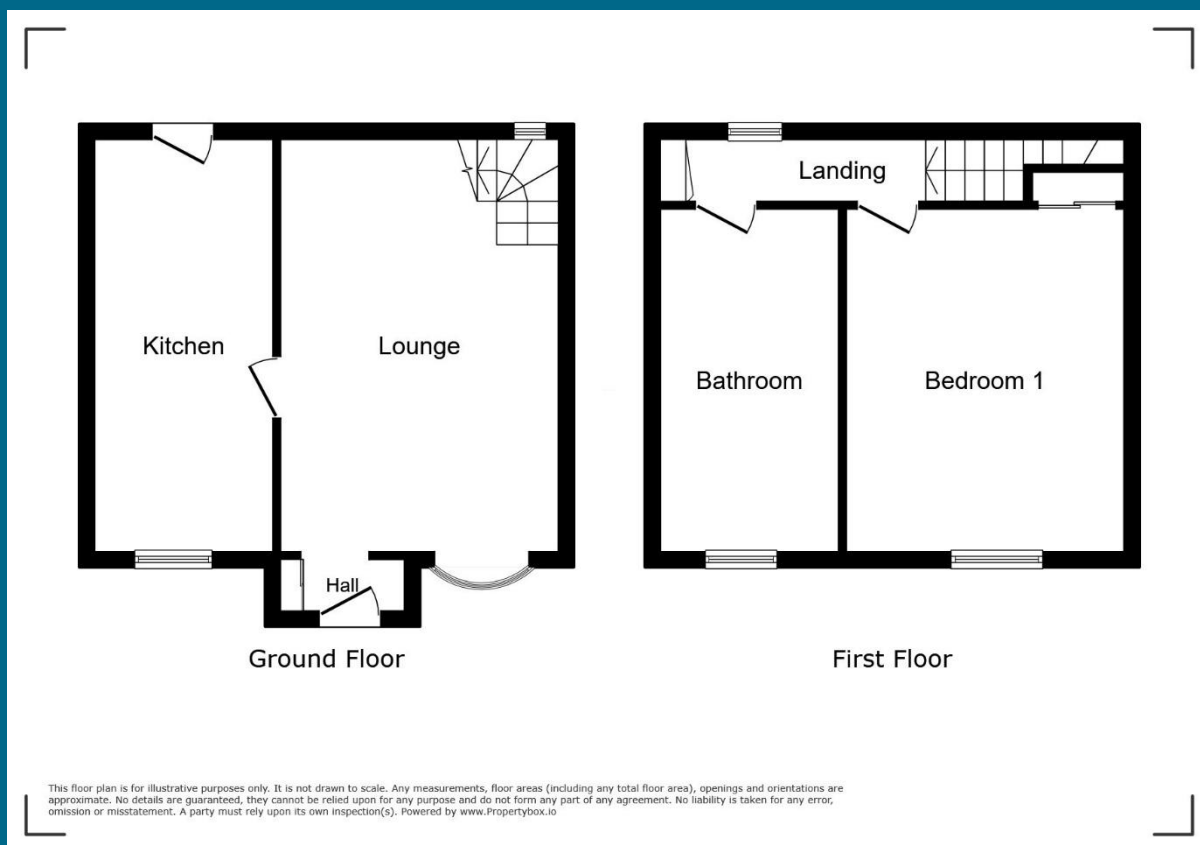
COUNCIL TAX BAND: A

EPC RATING: D

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

BD009023SB/SJ07.08.2026.v.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.